

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1159.46**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **William Hertha-Frank Chlanda House**
6. Current building name: **Gorsuch-Vanover House**
7. Building address: **612 Emery Street**
8. Owner name: **Matthew F. Gorsuch and Cynthia L. Vanover**  
Owner address: **612 Emery Street**  
**Longmont, Colorado 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491546**  
Northing: **4446351**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **North half 5** Block: **25**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /  
building type:

**Other Style / Masonry, Hipped-roof Dwelling**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet **992 square feet**
16. Number of stories: **1**
17. Primary external wall material  
**Stucco**  
**Wood / Horizontal Siding**
18. Roof configuration (enter one):  
**Hipped Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Fence**  
**Porch**

**21. General Architectural Description**

This small house is located on the east side of Emery Street, between 608 Emery Street to the south and 616 Emery Street to the north. The building is surrounded by a planted grass yard with mature landscaping, and a wooden fence encloses the backyard. The residence is set back approximately fifty feet from the street, and there is a wide grass strip separating the front sidewalk from the curb. Oriented to the west, the house rests on a coursed sandstone foundation. Cream-painted stucco covers the structural brick walls, while the same color horizontal wood siding clads the porch kneewall and a shed-roof addition to the rear of the house. Gray asphalt shingles cover the moderately pitched hipped roof, which is pierced by skylights. The eaves are boxed with tan-painted soffit and a band of blue on the fascia. Windows are generally narrow, one-over-one, double-hung sash, with tan-painted wooden frames and surrounds, and blue-painted, wood-framed storm windows. They open beneath relieving arches. A band of one-light awning windows encircle the shed-roof addition across the rear (east) of the structure. Square, tan-painted supports brace the gable-front porch roof, which dominates the width of the otherwise asymmetrical façade. With its Craftsman details, the porch makes this vernacular brick structure appear to be a bungalow when viewed from the front. Supports on each end brace shaped, false perkins, a bracket appears at the apex of the gable, and the porch-roof rafters are exposed. The porch has been enclosed with one-over-one aluminum storm windows. It is approached at the south side of the front (wet) elevation via a one-step concrete stoop and wooden storm door. A stained-glass-in-wood-frame door opens on the north side of the rear (west) elevation, which also features glass sliding doors.

A garage is located northeast of the house. Accessed from Emery Street, the garage is a rectangular structure measuring twelve feet north-south by twenty feet east-west. The garage is one-story tall, has a concrete foundation, and is clad in stucco and tan-painted, horizontal wooden weatherboard in the gable ends. The front-gabled roof is covered in brown asphalt shingles, and rafter ends are exposed beneath it. Dominating the west (front) elevation is a vinyl retractable garage door. A window pierces the south elevation.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This dwelling is located on the east side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences, small retail shops, professional offices, and a few small apartment buildings.

**24. Associated buildings, features, or objects**

Garage

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **ca. 1880-1892**  
Actual

Source of information:  
**Warranty Deeds 80054137 and 80155320; 1892 Longmont City Directory.**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**William and Henry Hertha**

Source of information:  
**Warranty Deed 80054137 and 80155320.**

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Because this structure predates many sources, determining a date of construction is difficult. However, because it is a brick structure, it was most likely built after Longmont's first brick factory opened following the fire of 1879. An 1892 city directory attests to the structure's existence at that time. That places the construction within the period when property was owned by William and Henry Hertha. The enclosure of the rear porch and the addition of the Craftsman front porch appear to have occurred sometime between 1918 and 1930, the same period during which the garage was built.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

In 1868, John and William Hertha, brothers, came to Longmont from Illinois. John and his family settled on a homestead east of the settlement while the unmarried William mined at Glendale, Sunshine, and Gold Hill. William purchased this lot on Emery Street in 1878, and appears to have lived here, with his brother, Henry, at 620 Emery Street, and his mother, Margaret, at 611. He sold the property to Mary Chlanda in 1881. Two years later, the house belonged to Mary's son, Frank Augustus Chlanda. He was born on November 25, 1870, in St. Louis. In poor health, Frank took the advice of his rancher friend, Peter J. Pauly, and in 1899 traveled to Pauly's ranch in Estes Park, now known as the McGraw Ranch, to take in Colorado's much-touted therapeutic climate. Frank's health only deteriorated, confiding that if he had the money, he would go home to St. Louis to die. Pauly and his cowhands collected funds to pay for the trip. Ester Williams continues the story in *They Came to Stay*: "When they presented the money, it proved to be the best tonic the man ever had. 'If it means that much to all of you,' he declared, 'I am going to stay and fight it out.'" And fight he did. By 1892 he lived with his mother on Emery Street and four years later, he married Lena Bloom. She was born in Wisconsin on December 16, 1874, and came to Longmont with her parents in 1888. Frank worked for the Warner Furniture Company and soon acquired an interest in the store. In 1907 he purchased Warner's share of the company with Lloyd C. Harris. Together they owned furniture stores in Longmont, Greeley, and Cheyenne, operating them as the Chlanda-Harris Furniture Company. He was a member of the Longmont School District board and served on the Longmont City Council from 1923-1926. He was an avid outdoorsman and organized trout stocking in the St. Vrain. The Chlanda's sold the house in 1908 to Sophia Whaun (also spelled Whann), who owned several rental properties. Apparently, Whaun was unable to pay the mortgage and taxes, and the property was sold at a sheriff's sale in 1912.

Purchasing the house was David W. Miller, who, in turn, sold it to Horace G. Booth. From 1919 to 1927, the property belonged to Donald Lee and Bessie L. Poage. They had two children. In 1927, Clara M. Foster purchased the house, but did not live here. Instead it was the residence of her brother, Ernest Dworak, and his wife, Beulah. Clara and Ernest were the children of Anton Frank Dworak. Anton brought his family to Longmont in 1901 after living in Nebraska and Ward, where Anton owned a grocery store. He operated a similar business in Longmont until 1907, when he and his sons established a highly successful real estate and insurance firm. Ernest was born in Ward on August 11, 1899. He attended the University of Idaho. As the Great Depression gripped the country, Ernest's health declined. He spent the summer of 1933 in Estes Park. In late December of that year, Ernest returned from a rabbit hunting trip and told his wife that he needed to repair the car. The next morning, Beulah and a family friend found Ernest's body slumped over in the car, the flashlight he was working with still lit. He died of carbon monoxide poisoning at the age of thirty-one. By an eerie coincidence, his father, Anton, died the same way little more than a year earlier. Beulah died less than four years later, leaving the couple's young daughter an orphan. The house remained in the Dworak family until 1947.

In that year, Bessie Blandenbecker purchased the house. By 1953, it was home to Henry and Christina (also spelled Christine) Schneider. The Schneiders were Volga Germans, married in Russia on January 19, 1904. They moved to the United States shortly after their marriage, settling first in Oits, Kansas. They moved to Longmont in 1913. Henry was a farmer and retired in 1945. Christina died a year after the couple moved into 612 Emery Street. Henry sold the house in 1958.

The new owners were Oliver J. and Winnie Lewis, who resided at this address until 1972. Oliver "Ollie" Lewis was born in Denver on July 30, 1891, and spent most of his youth in Nebraska. He married Winnie Smith at Fairbury, Nebraska on June 24, 1911. She was born in Waterville, Kansas on March 13, 1890. The couple moved to Longmont in 1927, where Ollie worked as a barber, at one time owning his own shop. He died of a heart attack at home in December 1971. Winnie died six days later.

Between 1971 and 1978, 612 Emery Street had four different owners. In that year, John C. Cornils purchased the house. He shared the house with his wife, Sandra Dexheimer, after they were married on October 30, 1893 in Estes Park. They sold the house in 1986 to Robert Banning and Angie Adams, who lived there until 1991, when Wendy Kramer purchased the property. She sold it in 1994 to Jacqueline Kramer who, in turn, sold it to Matthew F. Gorsuch and Cynthia Vanover, the current owners. They operate the property as a rental unit.

### 36. Sources of Information

"A.F. Dworak Victim of Monoxide Gas Poisoning." Longmont Times-Call, 20 February 1923, p. 1.

(Boulder County) "Real Estate Appraisal Card – Urban Master," On file at the Boulder Carnegie Library.

"Christine Schneider Dies Here Tuesday." Longmont Times-Call, 23 July 1958, p. 5.

"Clara Foster, 3, Dies in Loveland." Longmont Times-Call, 5 November 1970, p. 3.

Dworak, Vivian and Harriet. "Anton Frank Dworak, 1868-1932." In *They Came To Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 73. Longmont: Longmont Printing Company, 1971.

"Ernest Dworak Is Auto Gas Victim." Longmont Times-Call, 29 December 1933. p.1.

Estes, Mrs. Carlton and Sharon Hertha Tseu. "John Hertha, 1836-1901." In *They Came to Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 51-2. Longmont: Longmont: Longmont Printing Company, 1971.

"Frank Chlanda, Prominent Local Business Man, Dies." Longmont Times-Call, 1 October 1943, p. 1.

"Mrs. Lena Chlanda Dies at Age of 85." Longmont Times-Call, 14 November 1960, p. 1.

"Mrs. Winnie E. Lewis." (obituary) Longmont Times-Call, 10 December 1971, p. 3.

"Oliver Lewis." (obituary). Longmont Times-Call, 6 December 1971, p. 3.

"Poage, (Bessie L.)" (obituary) Longmont Ledger, 22 December 1922, p. 4.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Sandra Dexheimer Cornils." (obituary) Longmont Times-Call, 10 September 1994, . All.

"Schneider Golden Wedding Reported." Longmont Times-Call, 1 February 1954, p. 5.

"Williams, Ester. "Frank Augustus Chlanda, 1868-1943." In *They Came to Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 54. Longmont: Longmont Printing Company, 1971.

Warranty Deeds 80054137, 80155320, 90093846, 90127526, 90145081, 90145753, 90243756, 90434959, 90452685, 90452686, 90524968, 90531048, 90531168, 90621204, 23195, 115562, 147722, 290228, 674687, 749017, 1101602, 1446446 and 1688743. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

**xx** 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development; Ethnic Heritage / European**

40. Period of Significance: **ca. 1880-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is significant for its association with residential development in Longmont, beginning in the late 1800's and extending through the first half of the twentieth century. In addition, the property is significant for its association with the Hertha, Chlanda and Dworak families, all of whom made important commercial, political and social contributions to Longmont during the late 1800's and early 1900's. The house is also architecturally significant because it is an example of early, brick, vernacular residential construction in Longmont. However, the property's combined levels of historical significance and physical integrity are not to the extent that it would qualify for individual listing in the National Register of Historic Places. Yet, because of the families who have resided here and the relatively high level of physical integrity, this property certainly should be regarded as individually eligible to be designated as a City of Longmont landmark. This property is also a contributing resource within this National Register and local landmark district.

**43. Assessment of historic physical integrity related to significance:**

This residence displays a relatively high degree of physical integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling and association. Notable alterations and additions all occurred before 1930.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-15**

Frame(s): **29-32 (house); 33 (garage)**

Negatives filed at:

**City of Longmont**

**Department of Community Development, Planning Division**

**Civic Center Complex**

**350 Kimbark Street**

**Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **July 30, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**